

TOWNSHIP OF HANOVER
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May 26, 2020

**Re: Redevelopment Plan Public Hearing
Pine Plaza Mall-JMF Acquisitions, LLC**

Dear Resident:

I am writing to you at the request of the Township Committee, the governing body of the Township of Hanover. As you may be aware, the New Jersey Supreme Court, through the Mount Laurel Doctrine, and the Fair Housing Act of 1985 mandated that municipalities throughout the State of New Jersey must meet an affordable housing obligation by promoting affordable housing through their development regulations.

To comply with the mandate, the Township entered into agreements with four (4) developers and the Fair Share Housing Center. One of those developers, JMF Acquisitions, LLC (Joseph M. Forgione) is the contract purchaser of the now vacant Pine Plaza Mall and adjacent properties which contain approximately 23 acres along the south side of Route 10 eastbound. The area in question consists of Block 8803, Lot 17 and Block 4001, Lots 10, 11, 12, 13 and 14 and a portion of Lot 9 as set forth on the Tax Map of the Township.

In accordance with the New Jersey Local Redevelopment and Housing Law, N.J.S.A. 40A:12A-1, et seq., the Planning Board retained the services of Paul Phillips, a licensed professional planner, to conduct an investigation to determine if an area containing the block and lots described above met the statutory criteria of a "Condemnation Area in Need of Redevelopment."

The Township Planning Board held a public hearing on the findings in Mr. Phillips' report on July 23, 2019, and determined that the area met the statutory criteria and recommended that the Township Committee designate the area as a "Condemnation Area in Need of Redevelopment." On August 8, 2019, however, the Township Committee concluded that it did not intend to proceed with condemnation of any of the properties within the proposed redevelopment area, and designated the area as a "Non-Condemnation Area in Need of Redevelopment."

Subsequently, Mr. Phillips proceeded to prepare a proposed redevelopment plan. The plan includes all of the parcels within the redevelopment area except for Block 4001, Lots 6 and 7 which are excluded from the redevelopment plan area boundaries. These two lots are proposed to remain within the limits of the existing B-10 Highway Business District and not be subject to the redevelopment plan requirements.

During its April 9, 2020 telephonic regular public meeting, the Township Committee introduced Ordinance No. 17-2020 which, if approved, would adopt the proposed redevelopment plan. Adoption of the plan would permit construction of a mixed-use development consisting of both residential and retail/commercial uses. The residential component would consist of a maximum of 130 market-rate townhouses and stacked townhouses, and a multi-family affordable, age restricted, senior building consisting of a maximum of 60 rental units.

No more than 97 units of the total 130 market-rate townhouses and stacked townhouses shall be three (3) bedroom units and the remaining units shall be one (1) and two (2) bedroom units. All sixty (60) of the aged-restricted, affordable senior units shall be one (1) bedroom units.

The retail/commercial component of the plan would permit a maximum floor area of 130,000 square feet, plus a hotel of up to 150 rooms. The 130,000 square feet of floor area would be distributed among a combination of larger multi-store buildings and buildings intended for individual retail users. No building would be allowed a gross floor area in excess of 50,000 square feet. The plan would permit retail stores, restaurants, a hotel, a supermarket and a convenience store with gasoline pumps.

If you wish to review the proposed redevelopment plan and Ordinance No. 17-2020, you can go to the Township's website at www.hanovertownship.com and click the Community menu. Scroll down and click the Affordable Housing link and once on that page, click the link entitled "COAH/Fair Share Housing Obligation" and you will find the Plan and Ordinance at the end of the page.

Please take note that the redevelopment plan under consideration for adoption is not a site plan application nor does it grant approval for development. Site plan applications are reviewed by the Planning Board at public hearings at which time members of the public are given an opportunity to speak.

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As a resident and property owner in close proximity to the Pine Plaza Mall, you are being notified that the Township Committee will convene a public hearing and consider adoption of the redevelopment plan” for the block and lots described above at its next regularly scheduled public meeting on Thursday, June 11, 2020.

Under normal circumstances, members of the public would be able to address the governing body in person during the 8:00 PM meeting time in the Main Meeting Room at the Municipal Building located at 1000 Route 10 in Whippany; however, in the event that the COVID-19 State of Emergency remains in effect in June, thereby prohibiting the congregation of individuals, the Township Committee will convene a telephonic or Zoom regular public meeting on June 11, 2020 at a time earlier than 8:00 PM. Information on the time of the meeting and instructions on how to participate will be placed on the Township’s website including the publication of legal ads in the Daily Record and The Star-Ledger.

If you have any technical questions about the proposed redevelopment plan, you may contact Blais Brancheau, the Township’s professional planner at 973-428-2469.

**Very Truly Yours,
FOR THE TOWNSHIP COMMITTEE**


**Joseph A. Giorgio, RMC, QPA
Business Administrator/
Township Clerk**

**c: Township Committee-each
Fred Semrau, Esq.
Blais Brancheau, P.P.
Gerardo Maceira, P.E.**